

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: February 07, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BLDG, 2300 BLOOMDALE RD, MCKINNEY, TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 13, 2006 and recorded in Document CLERK'S FILE NO. 20061229001832860 real property records of COLLIN County, Texas, with JONI LAWRENCE AND RONNIE LAWRENCE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JONI LAWRENCE AND RONNIE LAWRENCE, securing the payment of the indebtednesses in the original principal amount of \$107,153.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219


PETE NANTIRUX FOR

MICHAEL HARRISON, BECKY HOWELL, MITCH JORDAN, BOB DICKERSON, PHILLIP PIERCEALL, CRAIG MUIRHEAD, CLAY GOLDEN, DOUG RODGERS, WENDY LAMBERT, ROSS BANDY, TRAVIS KADDATZ, TROY ROBINETT, TERRY WATERS, ROBERT AGUILAR, FREDERICK BRITTON, BRADLEY ROSS, EVAN PRESS, OR MATT HANSEN
Substitute Trustee

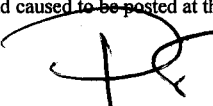
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

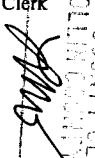
Pete Nantirux

Certificate of Posting

My name is _____ and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on **DEC 12 2016** filed at the office of the COLLIN County Clerk and caused to be posted at the COLLIN County courthouse this notice of sale.


Declarants Name: **Pete Nantirux**
Date: _____

DEC 12 2016

FILED
2016 DEC 12 AM 11:58
CLERK OF COUNTY CLERK
COLLIN COUNTY TEXAS
BY  DEPUTY



NOS00000004601936

EXHIBIT "A"

SITUATED IN THE LUCY SLAYTON SURVEY, ABSTRACT NO. 855 IN COLLIN COUNTY, TEXAS, AND BEING THE 1 ACRE TRACT OF LAND CONVEYED TO TERRY REDDEN AND WIFE SANDRA REDDEN IN DEED RECORDED IN VOLUME 5164, PAGE 2580 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS TO-WIT:

BEGINNING AT AN IRON PIN FOUND IN COUNTY ROAD 632, PIN IS THE NORTHEAST CORNER OF SAID TRACT;

THENCE SOUTH 2 DEGREES 06 MINUTES 32 SECONDS EAST IN SAID ROAD 212.66 FEET TO AN IRON PIN FOUND;

THENCE SOUTH 87 DEGREES 53 MINUTES 28 SECONDS WEST 192.3 FEET TO A LARGE CORNER POST;

THENCE NORTH 2 DEGREES 06 MINUTES 22 SECONDS WEST 240.37 FEET TO AN IRON PIN SET;

THENCE SOUTH 83 DEGREES 54 MINUTES 39 SECONDS EAST 194.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.00 ACRE, MORE OR LESS.



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